

# **Status of Elevator/Fire Alarm Systems Modernization Program**

As read at the Board Meeting on 2/15/2011

Last week we met with Landmark Elevator Consultants and went over the Specifications for our new Elevators. This included selection of the interior Button Panel and exterior floor landing buttons. We selected flush mount, tamper resistant stainless steel mounting plates. The plate will be engraved with “in case of fire – Don’t use elevator” and have an indicator of which floor the car is on.

We have not at this time considered the interior décor for the cars. This will come after the bidding process

We also went over all of the work to be performed and who is responsible for each part. The Association will be responsible for some roof work to enable new stairs to be installed to the Elevator Mechanical Room.

Being the Mechanical Room must be air conditioned to house the new control systems, we decided that the A/C Company doing the job should also be responsible for the masonry work. We want the entire job to be “Turn Key”.

The Specifications will be put out to bid as soon as Landmark gets back to us to put a final approval on them. This part of the project will take about 12 weeks.

When the job is awarded, it will take 16 weeks to fabricate the equipment and get the materials on site. Then only one elevator at a time will be taken out of service. It will take approximately 39 weeks for installation time. (13 weeks for each unit)

The Fire alarm system is still in the Vendor bidding process. Campbell management has provided three additional vendors and they are in the process of submitting bids. We now have a total of 6 Vendors bidding on our Alarms.

There are two trains of thought as to how the job might be done. One is to run conduit outside the building under the Cable TV run to access all of the units. Another is to fish the walls vertically in the water heater/Air conditioning room of each unit for the entire stack. This would eliminate some of the exterior conduits. The latter seems to cost some what less than running lots of conduit. However it has its problems.

The Fire Alarm system job will be started and run at the same time as the elevator project. It should be finished within 6 to 9 months. The existing alarm system will remain in service while the new system is constructed.

Please make sure that the office has a copy of your Unit Keys!